



BRAC 2005

Department of the Navy

BRAC Oversight, Coordination, and Base Disposal

PDASN (I&E), DASN(I&F)

Navy Regional Commanders/Commanding Officers

May 11, 2005



BRAC 2005 Execution: Outline of the Brief



- 1. Goals for Disposal**
- 2. Disposal Methods**
- 3. Prior BRAC Lessons.**
- 4. Lessons Applied: NS Roosevelt Roads**
- 5. BRAC PMO: Origin, Structure, Plans, Schedule**
- 6. Installation Commander Focus Areas**
- 7. Summary**



BRAC 2005 Execution: Department of the Navy Goals



- **Disposal of Facilities to benefit the Navy/taxpayers:**
 - Efficient, Faster, Market-driven
- **Political Sensitivity** throughout the BRAC Process
- **Complete Coordination:** Lessen the turmoil
 - CNI/N46 -- HQMC(LF) -- BRAC PMO: All working together
- *The faster a base is closed and disposed,*
 - *The faster we transfer the mission;*
 - *The less we “churn” and spend money needlessly; and*
 - *the lower the cost to us, the quicker the reuse for the community, and the greater the revenue for the Navy and the Community!*
- ***“We want the last Sailor/Marine off the base to hand the deed to the new owner.”***



Closure/Disposal Process



BRAC 2005 Execution: General Steps



- 1. Operationally Close/Realign Base:** Closure in 3 years?
- 2. Determine Environmental Condition:** Clean as needed
- 3. Fed-to-Fed Transfers:** DOD and Other Agencies
- 4. Personal Property Disposition:** DOD first, then LRA
- 5. Local Reuse Authority:** prepares Reuse Plan/OEA
- 6. Homeless Determinations:** LRA to HUD to DOD
- 7. Property Conveyances Determined:** LRA/DON
- 8. Property is Conveyed**



BRAC 2005 Execution:

General Non-Federal Conveyance Mechanisms



- **Public Benefit Conveyance (PBC)**
 - Public Entity for education; parks; airports; hospitals; etc.
 - Discounted (Often No-cost); STRINGS
- **Negotiated Sale**
 - Public Entity for Public Purpose; STRINGS
 - Must be for fair market value.
- **Economic Development Conveyance (EDC)**
 - No-Cost: “Free”; STRINGS; minimal housing; “job creation”
 - Cost: Similar rules to No-Cost, but \$ return to the Government
- **Conservation Conveyance**
 - DOD transfer to non-Federal “conservancy” organization
- **Public Sales**
 - Not used much in prior rounds
 - Used more now; greater revenue; puts people back in roles; controversial.
 - Tustin: \$209M; El Toro: \$650M; San Pedro: \$88M; Charleston; Orlando; etc.
- ***Any of these could occur before operational closure!!!***



BRAC 2005: Lessons from Prior BRAC Rounds



- **Little Disposal Work Initially:** Closure first... THEN disposal
- **Little Environmental Characterization:** Long cleanup process
- **Fed-to-Fed transfers** were long, painful, too much cleanup.
- **Personal property transfers:** long, no DOD control, LRA sales.
- **Local Reuse Authority (LRA)** often considered final authority.
 - Not always the Zoning Authority; Not always elected; Extra layer
- **Long Reuse Planning Process/Homeless disposition:**
 - Not always coordinated well
- **Inexperience with BRAC** on all sides, initially; everyone wanted “free”
- **Took parties out of their normal “roles!”**
 - Community should “plan;” not “develop”; no money/expertise
 - Developers should “develop” and lead; not follow; money
 - Navy should “dispose;” not hang onto property and oversee!



What have we done since?



BRAC 2005: Changes

- **Streamlined the Closure Process/Oversight**
 - Back to Basics on disposal procedures
 - Created CNI: becomes one-point-of-contact with Echelons
 - Created BRAC PMO under Secretary of the Navy
 - Closer relationship to Air Force/Army/OSD/OEA
- **Plan: Overlap Closure and Disposal (Goal: 3 years)**
 1. Move assets; Cease operations; Close the base
 2. **Simultaneously with the above:**
 - Environmental Characterization/(Cleanup): ECP
 - DOD Screening and Transfer (Guard, Reserves, Active, etc.)
 - Federal Agency Screening and Transfer (Fed-to-Fed)
 - Personal Property Screening
 - Homeless Screening
 - Local Reuse Authority (LRA) Identification/Plan
 - Disposal: All methods, but more reliance on market



BRAC 2005 Test Case

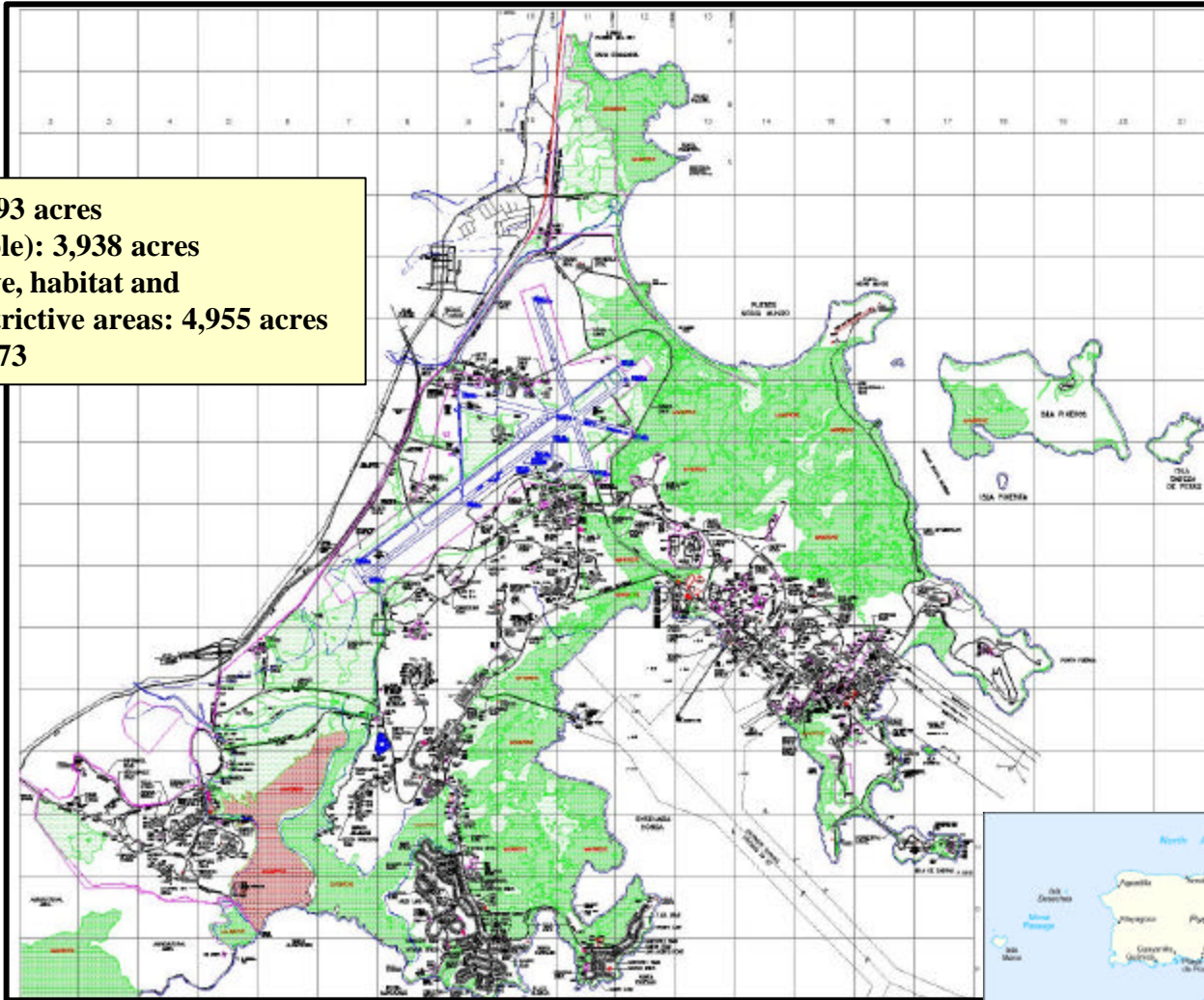
Naval Station Roosevelt Roads: “BRAC 2003 ½”



Naval Station Roosevelt Roads



Total property: 8,893 acres
Upland (developable): 3,938 acres
Wetlands/mangrove, habitat and environmental restrictive areas: 4,955 acres
Total facilities: 1,373





BRAC 03 1/2 ***Results to date...***



- **Disposal began with Closure:** However, closure in six months.
 - **Close Coordination:** CNI, Region, Echelon, Base, BRAC PMO, OEA
- **Fed-to-Fed:** As is, where is; plan required; Agency Head approval; fair market value; on DOD schedule.
 - **DOD-to-DOD:** better internal process; more realistic
- **Personal Property:** more DOD; community was realistic
- **Environmental:** Characterized early & faster; sell with property
- **Homeless:** realistic and coordinated
- **Reuse Plan:** DONE! In 15 months!
 - **PBCs:** Airport; golf course; hospital; NO schools; realistic
 - **EDCs:** two small and Cost.
 - **Conservation Transfers:** 55% of property
 - **Public Sales:** predominate in non-conservation properties
- **Disposals should be complete in less than three years realistically.**



Naval Station Roosevelt Roads

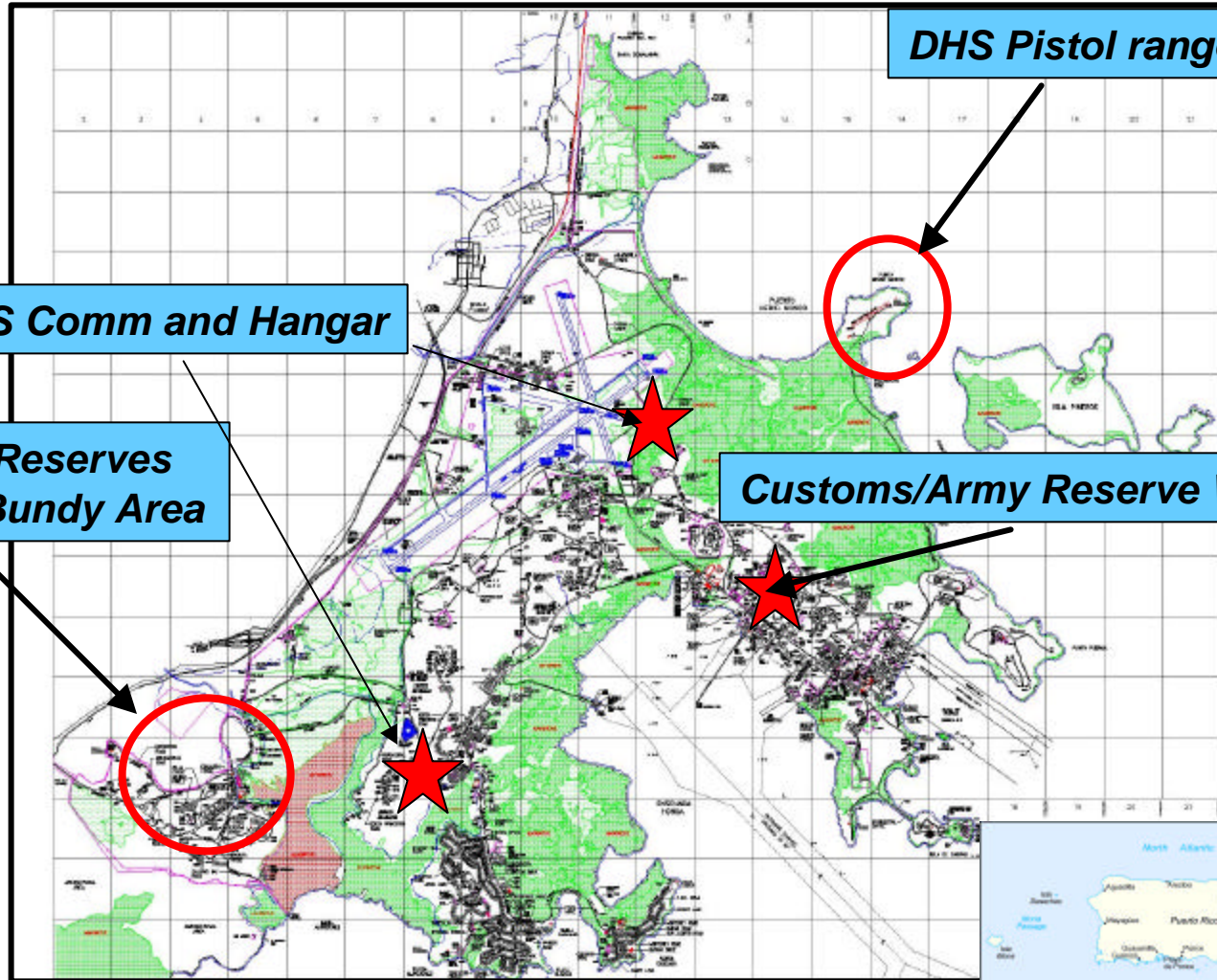


DHS Comm and Hangar

DHS Pistol range

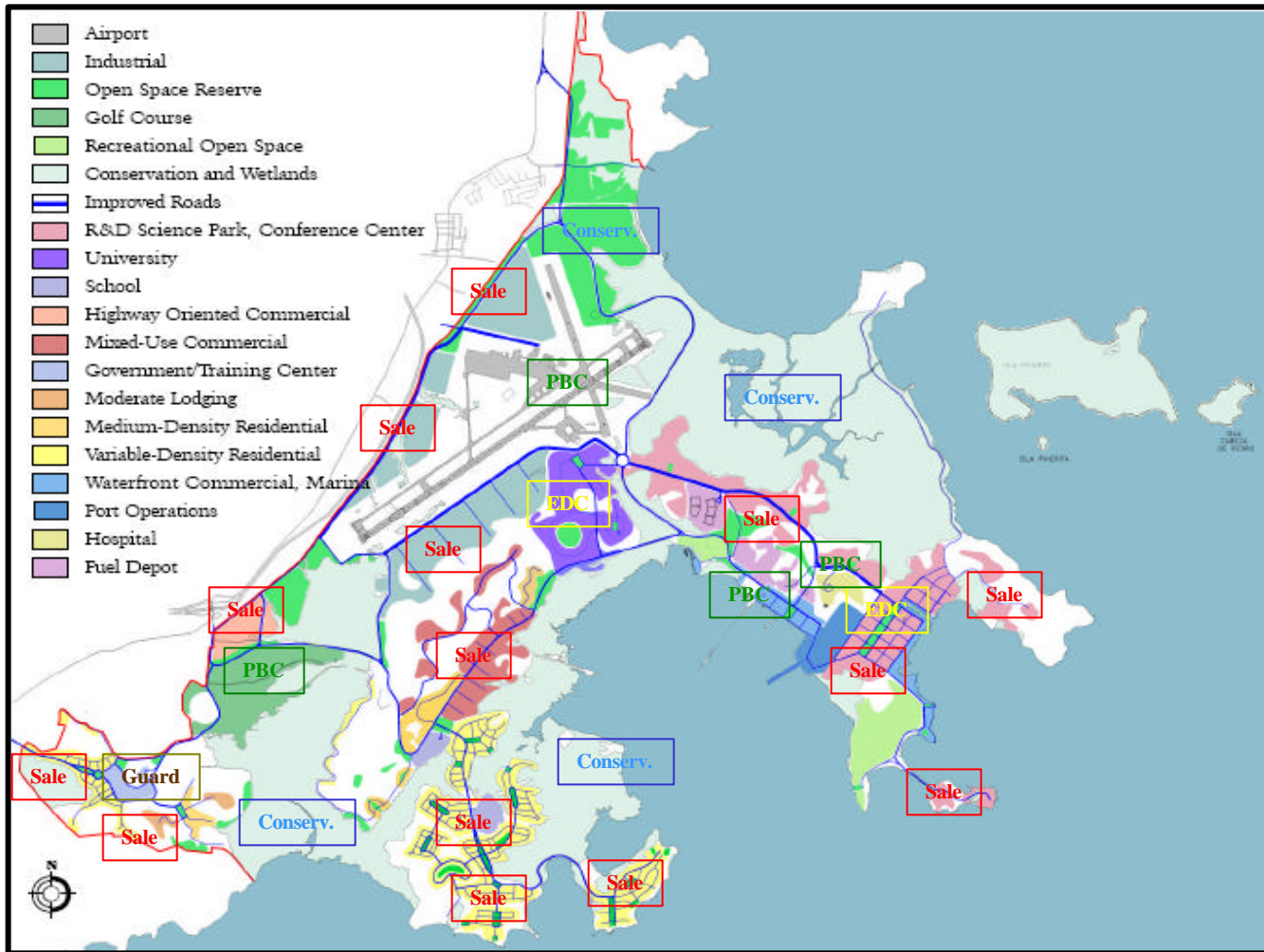
**Army/USMC Reserves
90 acres in Bundy Area**

Customs/Army Reserve Waterfront





Roosevelt Roads Reuse Plan





Base Realignment & Closure Program Management Office (BRAC PMO)



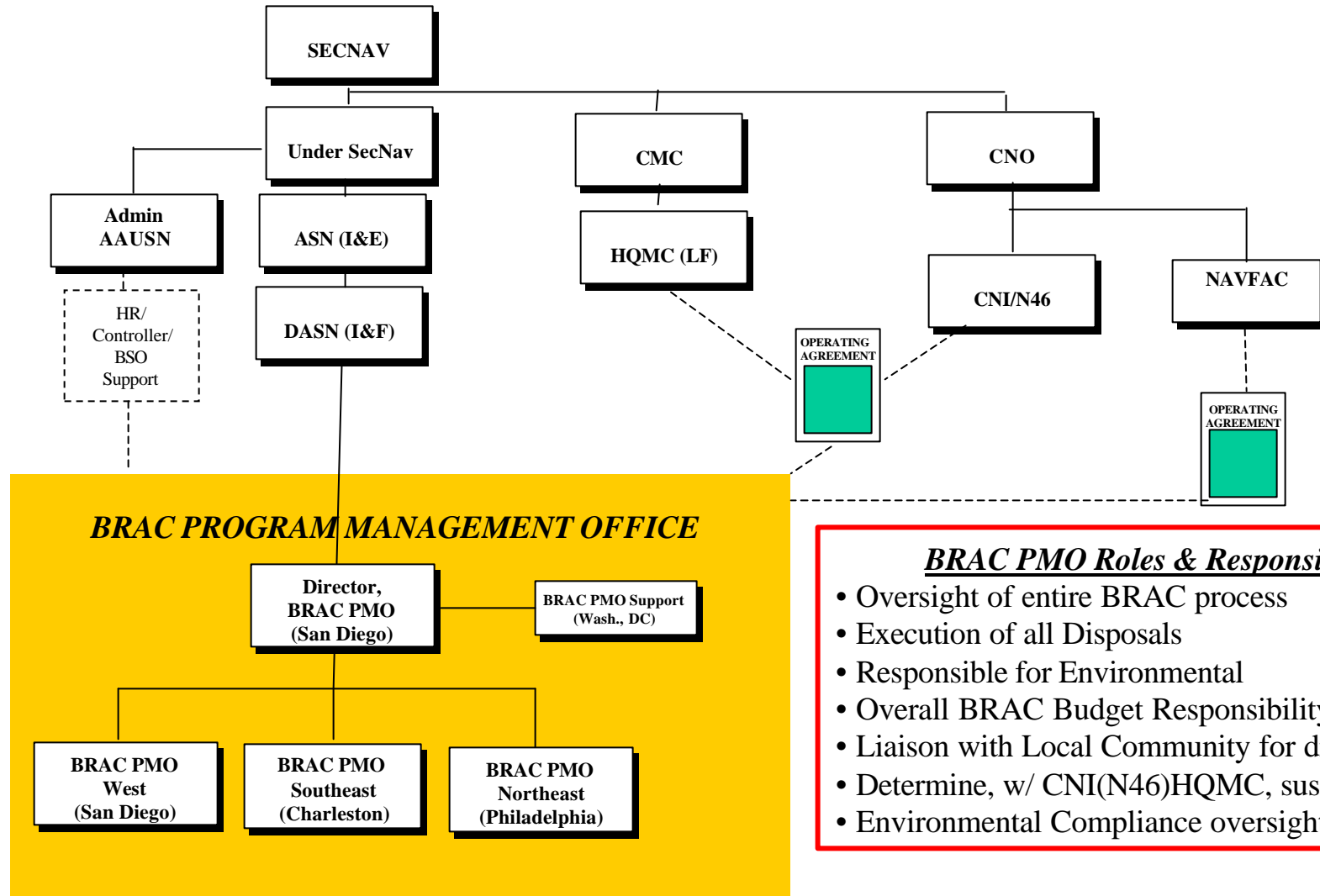
BRAC PMO -- DoN Vision



- Create more streamlined, business-focused BRAC management.
 - A BRAC Program Management Office (BRAC PMO)
 - Responsive to the DoN Secretariat;
 - Reporting to DASN(I&F)
 - Coordinating closely with CNI/N46 and HQMC(IF).
 - Engineering & support services from NAVFAC, COE, Private Sector.
 - Transition from Prior BRAC and current BRAC'05 analysis process to BRAC'05 Program Management/Disposal.



BRAC 2005: BRAC Program Management Office



BRAC PMO Roles & Responsibilities

- Oversight of entire BRAC process
- Execution of all Disposals
- Responsible for Environmental
- Overall BRAC Budget Responsibility
- Liaison with Local Community for disposal
- Determine, w/ CNI(N46)HQMC, sustainment lvls
- Environmental Compliance oversight



BRAC 2005: BRAC PMO Personnel



- **Director: San Diego**
 - **West: San Diego**
 - (619) 532-0914
 - **Southeast: Charleston**
 - (843) 820-5795
 - **Northeast: Philadelphia**
 - (610) 595-0531



BRAC 2005:

BRAC PMO Travel Schedule: June-August



- **June 7-10:** *West*
- **June 27-July 1:** *Southeast*
- **August 8-12:** *Northeast*
- **Attendees:**
 - **BRAC PMO:** PDASN, Dir. BRAC PMO, BRAC Regional Director.
 - **Others Invited:** CNI, Region, HR, Echelon, as desired.
- **Goals:** Tour base, meet with base CO, Review Existing Command Presentation.
- **Low Key; Informal; Base personnel only.**
 - Set aside one hour; show us what you already have put together; then have someone show us around the base.



Base Commander Focus Areas



Base Planning Focus Areas



- **Focus:**
 - Human Resources/ “Tools” available
 - Moving the Mission; Closure/Realignment
 - NEPA, if we’re approved to do it early
- **Continue Dialog with Community**
- **Continue Dialog with BRAC PMO, Region, CNI, etc.**



Summary



- BRAC PMO is going to:
 - Begin early;
 - Initiate the Environmental Condition of Property (ECP);
 - Prepare Installation Summary Reports;
 - Work closely with CNI(N46)/Regions/Base/OEA;
 - Overlap Disposal with Closure;
 - Use all disposal methods, but rely on market;
- And:

“We want the last Sailor or Marine off the base to hand the deed to the new owner.”



Questions?